Attachment J03

Fort Myer Wastewater System

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J03 Fort Myer Wastewater System

J03.1 Fort Myer Overview

Fort Myer is a U.S. Army Installation situated along a high bluff just west of the city of Washington, D.C., directly across the Potomac river and contiguous to the western boundary of Arlington National Cemetery in Arlington County, Virginia. Originally established as a bastion in the defenses of Washington during the Civil War, the Installation was known as Fort Whipple until February 1881 when it was renamed in honor of Brig. Gen. Albert J. Myer. It is currently home to the U.S. Army Fife and Drum Corps, the 3rd U.S. Infantry ("The Old Guard"), and the U.S. Army Band ("Pershing's Own). The primary mission of Ft. Myer and the units stationed there is ceremonial.

J03.2 Wastewater System Description

The wastewater system at Fort Myer consists of the collection system and two lift stations. Fort Myer does not have any sewage treatment facilities. All wastewater generated is transferred to Arlington County (County) for treatment.

J03.2.1 Collection System

The wastewater collection system dates back to the 1950s. The pipe materials are terra cotta, cast iron, and PVC (polyvinylchloride). In recent years PVC pipe has been used in new construction and pipe replacement. All wastewater facilities are owned, operated, and maintained by Fort Myer personnel.

There are four discharge points through which the collected wastewater exits the Installation boundary and ultimately reaches the County for treatment. One of this discharge points is located on the west side of the Installation and flows directly to the County's system. Two discharge points are located on the east of the Installation through which the collected wastewater flows through Arlington Cemetery system. The fourth connection point is on the south end of the Installation by which the collected sewer discharges to the Henderson Hall area system that is owned and operated by the U.S Marine Corps. Within the Installation boundary there are some County wastewater lines. These lines are owned and operated by the County for which the Installation has granted easements. These lines are not a part of this privatization action.

The collection system at the northern part of the Installation covers most of the buildings north of Jackson Avenue including the housing along Jackson Avenue. The collected sewage flows from west to east by gravity and exits the Installation to Arlington Cemetery north of Building 325. The next collection system is the small system including all services along Hospital Lane, Lee Avenue and Biddle Lane and buildings 214, 55 and 335. The collected sewage flows from west to east by gravity and exit the Installation to Arlington Cemetery east of Building 331. The central portion of the Installation is the largest of the systems covering all buildings south of Jackson Avenue to Carpenter Road that are not included in the previous mentioned collection systems. The collected sewage flows from north to south by gravity and connects to the County's system south of Building 468. The last system

serves buildings south of Carpenter Road and exits the Installation's south boundary to Henderson Hall.

J03.2.2 System Upgrades

There were two major system upgrades to the wastewater collection system completed in 1999. One of these projects was to upgrade collection lines east of Building 233 located on the east side of the Installation to the west end where the main exits the Installation to Arlington Cemetery near Building 325. The upgrade was accomplished by pipe bursting the old pipe and installing Standard Dimension Ratio 17 High Density Polyethylene (SDR 17 HDPE) pipe. The other project was to replace the collection lines along Fenton Circle, Johnson Lane, Lee Avenue, Jackson Avenue, parts of Forrest Circle along Buildings 224 through 230, and parts of Sheridan Avenue along Buildings 246 through 250. The upgrades were accomplished by conventional pipe replacement in some areas and by pipe bursting in other areas. The pipe material used in the conventional replacement sections was PVC SDR 35, and in the areas where pipe busting was implemented the new pipe used was SDR 17 HDPE.

J03.2.3 Inventory

Table 1 provides a general listing of the major Wastewater system fixed assets for the Fort Myer Wastewater system included in the purchase. The system will be sold in a "as is, where is" condition without any warranty, representation, or obligation on the part of Government to make any alterations, repairs, or improvements. Ancillary equipment attached to, and necessary for, operating the system, though not specifically mentioned herein, is considered part of the purchased utility.

TABLE 1

Fixed Inventory
Wastewater Collection System Inventory

Item	Qty.	Unit	Year Constructed
PVC Pipe			
3"	286	LF	1999
4"	1,443	LF	1971
6"	1,460	LF	1999
8"	9,357	LF	1999
TC Pipe			
4"	1,480	LF	1950
6"	5,282	LF	1950
8"	11,410	LF	1950
12"	3,030	LF	1950
15"	125	LF	1950
PE Pipe			
8"	555	LF	1999
10"	165	LF	1999
Cast Iron Pipe			
4"	2,925	LF	1950
6"	305	LF	1950
8"	178	LF	1950
Services			
Residential	40	EA	1979
Industrial	86	EA	1951

Manholes	219	EA	1959
Cleanouts	18	EA	1950
Lift Station	2	EA	1950

J03.2.1.3 Estimated Replacement Cost New (RCN)

For completing Schedule B-1, Sub-CLIN 0003AC, Normal Renewals and Replacements, the government has estimated the RCN of the Fort Myer Wastewater system to be $2.0 million. This value shall be used by the Offeror IAW Clause B.6.3.3.

J03.2.2 Wastewater Collection System Non-Fixed Equipment and Specialized Tools Inventory

Table 2 lists other ancillary equipment (spare parts) and Table 3 lists specialized vehicles and tools included in the purchase. Offerors shall field verify all equipment and tools prior to submitting a bid. Offerors shall make their own determination of the adequacy of all equipment and tools. The successful Contractor shall provide any and all equipment, vehicles, and tools, whether included in the purchase or not, to maintain a fully operating system under the terms of this contract.

TABLE 2
Spare Parts
Wastewater System

Qty	Item	Make/Model	Description	Remarks
Fort Myer maintains an inventory of spare parts for the wastewater collection system. Contents of the inventory vary as items are used and/or purchased. Availability of this inventory to the new owner will be negotiated before or during the transition period.				

TABLE 3
Specialized Equipment and Vehicles
Wastewater System

Description	Quantity	Location	Maker
No specialized equipment or vehicles for maintenance of the Fort Myer wastewater collection system will be transferred to the new owner of the system.			

J03.2.3 Wastewater System Manuals, Drawings, and Records Inventory

Table 4 lists the manuals, drawings, and records that will be transferred with the system.

TABLE 4
Manuals, Drawings, and Records
Wastewater System

Qty	Item	Description	Remarks
Fort Myer maintains a limited collection of technical manuals, drawings, and records on the installed components of the wastewater collection system. This information will be transferred to the new owner during the transition period. System maps will be available in the bidders' library.			

J03.3 Current Service Arrangement

The Army currently conveys wastewater from Fort Myer to the County for treatment.

J03.4 Secondary Metering

The Installation may require secondary meters for internal billings of their reimbursable customers, utility usage management, and energy conservation monitoring. The Contractor shall assume full ownership and responsibility for existing and future secondary meters IAW Clause C.3.

J03.4.1 Existing Secondary Meters

TABLE 5
Existing Secondary Meters
Wastewater System

Meter	Location
None identified	

J03.4.2 Required New Secondary Meters

The Contractor shall install and calibrate new secondary meters as listed in Table 6. New secondary meters shall be installed IAW Clause C.17, Transition Plan. After installation, the Contractor shall maintain and read these meters IAW Clauses C.3, H.5, and J03.5 below.

TABLE 6
New Secondary Meters
Wastewater Collection System, Fort Myer

Meter Location	Meter Description
None identified	

J03.5 Submittals

In addition to the submittal requirements from Clause H.5, the Contractor shall provide the Government monthly submittals for:

1. Invoicing (IAW G.2) for the previous month's services. The Contractors invoice shall be prepared in a format proposed by the Contractor and accepted by the Contracting Officer.
2. Monthly Service Interruption Report for the previous month.
3. Meter Reading Report in support of internal billings, Wastewater usage management, and monitoring. No wastewater meters exist at Fort Myer.
4. System Efficiency Report. If required by Clause C.3 the Contractors shall submit a system efficiency report in a format proposed by the Contractor and accepted by the Contracting Officer.

J03.6 Infiltration and Inflow (I&I) Projects

IAW C.3, Utility Service Requirement, there have been no projects implemented by the Government for I&I reduction purposes.

J03.7 Service Area

IAW Clause C.4, Service Area, the service area is defined as all areas within the Fort Myer boundaries.

J03.8 Off-Installation Sites

There are no off-Installation sites associated with this scope.

J03.9 Specific Transition Requirements

IAW Clause C.17, Transition Plan, Table 7 lists service connections and disconnections required upon transfer, and Table 8 lists the improvement projects required upon transfer of the Fort Myer wastewater system.

TABLE 7
Service Connections and Disconnections
Wastewater System

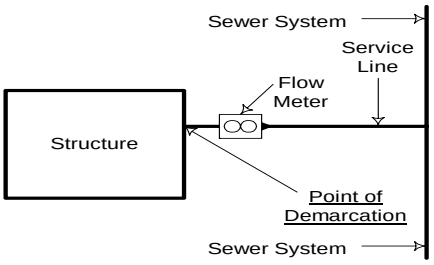
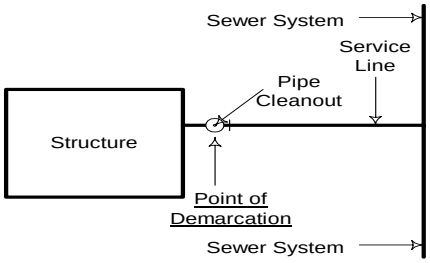
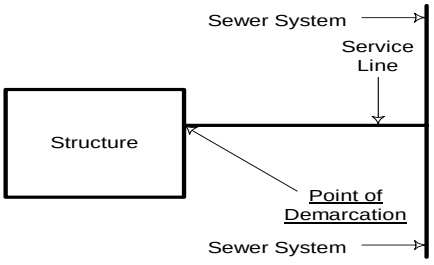
Location	Description
None identified	

TABLE 8
System Improvement Projects
Wastewater System

Project Location	Project Description
None identified	

J03.10 Wastewater System Points of Demarcation

The point of demarcation is defined as the point on the wastewater collection pipe where ownership changes from the Grantee to the building owner. The table below identifies the general locations of these points with respect to the building served. During the operation and maintenance transition period, concurrence on specific demarcation points will be documented during the joint inventory of facilities.

Point of Demarcation	Applicable Scenario	Sketch
Point where the service line enters the structure.	Wastewater system flow meter is located on the service line entering the structure.	
Point of demarcation is the cleanout device. If within 10 feet of the building perimeter.	No flow meter exists and a wastewater system cleanout is located within 10 feet of the building perimeter on the service line.	
Point where the service line enters the structure. *Note: A new cleanout device should be installed within 10 feet of building during any stoppage or maintenance action. This will then become the new point of demarcation.*	No flow meter or cleanout exists on the service line entering the structure.	

J03.10.1 Unique Points of Demarcation

The following table lists anomalous points of demarcation that do not fit any of the above categories.

Building No.	Point of Demarcation Description
None	

J03.10.2 Plants

Description	Facility Number	State Coordinates	Other Information
None			